

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received

date entered

1. Name

historic Caldwell, Kincaid Farm Complex

and/or common The Caldwell Place

2. Location

street & number Bieker Road not for publication

city, town Washington X vicinity of congressional district #8 - Hon. Richard Ichord

state Missouri code 029 county Franklin code 071

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name I. Samuel F. Caldwell (life estate)

street & number Bieker Road

city, town Washington X vicinity of state Missouri 65201

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds

street & number Franklin County Courthouse

city, town Union state Missouri 65201

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? ☐ yes ☒ no

date 1977 federal ☒ state ☐ county ☐ local

depository for survey records Department of Natural Resources
P.O. Box 176

city, town Jefferson City state Missouri 65102

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Caldwell House is located west of Bieker Road and approximately two and a half miles southwest of Washington, Missouri in Franklin County. It is set in a wooded landscape dotted with various farm buildings and faces southwest.

The house is a two-story, red-brick I-house built in the German-Missouri vernacular style.¹ The brickwork is common bond with lime and sand mortar. The main block measures forty feet, along the southwest (front) and northeast (rear) sides and eighteen feet along the northwest and southeast sides.

The foundation is rubble stone, supporting white pine joists. There was and is no cellar beneath the main block.

Both first and second stories of the front facade and the second story of the rear facade are five bays wide. The front facade consists of a central entrance with segmental arched transom and sidelights. On either side of the entrance are two double-hung 2/2 light windows with segmental arches. The second stories of both the front and rear consist of five windows of the same style.

The original porch was of wood construction, two-story, with a door on the second story opening onto the upper railed porch. This door has been converted into a window. The first porch was removed and replaced with a poured concrete stoop, 8'9" x 15', with simple wooden supports and flat metal roof.

The southeast and northwest sides are not pierced. At each end is a chimney contained within the fabric.

The original gabled roof was of wood shingles. About 1901 this was covered with a standing-seam metal roof which remains. Brick dentils at the roofline decorate both the front and rear facades.

Additions were built onto the rear wall around 1900 and again in 1945. These will be discussed with the other alterations shortly, after the interior of the original house is covered.

The house is a central passage I-house. The front door opened into a central hall with stairs to the second floor and a rear door at the far end of the hall. To the left of the hall was the kitchen, to the right the parlor. Upstairs the upper hall is flanked by one bedroom on each side. The interior walls were plastered and floors were pine. The second story ceilings are batten board. Much of the original woodwork and hardware are present.

Exterior alterations have not been extensive and those that have been made are reversible. The front porch change and subsequent second-story door transformation to a window have been noted. The other exterior alterations consist of the two rear additions.

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Around 1900, a one-story ell was added to the northeast end of the rear of the house. This was built to replace the original kitchen. It measures approximately 14' x 18'. A cellar was built beneath it with rock walls and dirt floor. The second addition was built about 1945 to serve as a modern bath and kitchen. The basement for this addition was poured concrete which was extended over the dirt floor of the first addition. The second addition is frame, measuring approximately 22'8" x 14'. Both additions are covered with composition brick/siding and composition asphalt shingle roof.

The interior of the Caldwell House has undergone major first-floor alterations, but these too are reversible. The central stairway was moved circa 1944 to a position at the north wall of the original kitchen, and closed in. The wall between the hall and the original kitchen was removed to enlarge the room. A new pine floor was laid over the original which had been damaged by fire from a stove. In 1945 the house was wired for electricity and running water was piped in. Drywall was attached directly to the plaster on the first floor walls in the late 1950's. At this time accoustical tiles were attached to the ceiling.

The second story, except for electrification, has not been altered.

The house has always been occupied and is in sound condition.

East of the house is a large barn, constructed in 1897, measuring approximately 19'6" x 44'6". The original vertical boards are intact and the gable roof is covered with galvanized metal. Of interest inside is the loft support system which consists of 4 Y-shaped oak beams from the floor bracing a horizontal beam half-way up the roof and one Y-beam at each end. The barn is weathered, but still in good condition and is in full use.

Besides the house and barn there are two concrete silos and several minor outbuildings including a poultry house, corn crib, feed-mixing shed, an old storage shed, garage and grainery.

The current owners, Samuel and Vertese Caldwell have deeded the property to the Missouri Conservation Commission to continue the experimental and educational use of the land. The Commission, appreciating the historical and architectural significance of the structures, has offered the buildings to the Franklin County Historical Society for use as a museum.

The Franklin County Historical Society plans to restore the house to its original state which will give their museum an authentic atmosphere. The concept of the museum would be that of a typical Missouri farm house and outbuildings on a functioning Missouri farm. The barn would be used for historical tools, agricultural equipment, and other displays that could not be accomodated in the house.

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FOOTNOTE

1. For a discussion of German-Missouri brick vernacular style buildings see The Arts and Architecture of German Settlements in Missouri by Charles van Ravenswaay, University of Missouri Press, Columbia and London, 1977, pp. 221-253.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1882-1883 Builder/Architect Samuel Kincaid Caldwell

Statement of Significance (in one paragraph)

The Caldwell Place is an outstanding example of a Missouri farm complex of the 1880's. The farm is important both as the home of the first American settler of Franklin County, Kincaid Caldwell,¹ and as a "Model Farm" a designation given to the farm in 1940 by the Missouri Department of Conservation. The Caldwell House is important architecturally as a fine example of the Missouri-German vernacular style.

Kincaid Caldwell came to Franklin County, Missouri from Kentucky where he was a neighbor of Daniel Boone. It is believed although no concrete evidence exists, that Caldwell came to Missouri with a group of settlers from Kentucky led by Daniel Boone in 1797. This would seem to be the case because Caldwell's Spanish land grant was dated 1797, the same date as that of Boone's son. The terms of the land grant required some effort at settlement such as building a shelter, fencing, and cultivation. After the Louisiana Purchase, U.S. land commissioners received the Spanish grants, rejecting some, accepting others. Kincaid Caldwell's title and grant were recognized by the U.S. Congress in 1803, so his settlement in Franklin County can be placed sometime between 1797 and 1803. Later he received title under Missouri Law in 1818, when the Missouri Territory was formed and in 1825 another transaction was made to clear his land title (another Spanish grant issued later than Caldwell's slightly overlapped his grant).²

Kincaid Caldwell became a prominent member of his community and was active in politics. In April of 1812, the Territory of Missouri was formed and a bicameral legislature was established. In 1814 Caldwell was elected to the Lower House to represent the District of St. Louis. The district was later divided into several counties, one of them being Franklin County. When Franklin County was formed in 1818, Caldwell soon became active in county government. The first entry of the County Court dated January 1821 lists Henry Brown and Kincaid Caldwell as justices. The next term of the court began on April 23, 1821, and Caldwell was appointed presiding justice of the court. He served through the February 18, 1822 term.³

The Caldwell House was built by Kincaid's grandson, Samuel Kincaid Caldwell in 1882-83. The oak and walnut for the woodwork came from the farm. Samuel Caldwell and local blacksmiths purportedly made the hardware; he bartered wood for sand used in the mortar from Warren County, and traded cordwood for bricks at the three brickyards then in Washington about four miles to the northwest.⁴ Apparently, Samuel Kincaid was influenced by his German neighbors because such details as the dentils under the cornice, the segmental arches over the windows, and the common bond brick pattern were elements of the German-Missouri vernacular style.

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The barn built in 1897 consists partially of materials from the original cabin and it is almost unique in its use of "Y" beams in its tall loft. The current owner, Samuel Caldwell (fifth generation) has followed in the pioneering spirit of his ancestors. He was one of the first farmers to do contour plowing, terracing, pond building, rotation of crops, and to use new crops. The Caldwell Place is not only a "Centennial Farm" but was designated a "Model Farm" by the Missouri Department of Conservation in 1940.⁵

As can be seen from this brief survey the Caldwell Place has had a rich history from its beginning as the home of the first American settler in Franklin County up to the present when the farm serves as an educational tool for farmers and high school students. The house and barn stand as examples of the careful craftsmanship and solid construction that could be attained by a "plain" Missouri farmer of the 1880's.

FOOTNOTES

1. History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, Missouri; (Cape Girardeau, Missouri: Ramfre Press, 1958), p. 222.
2. Perry S Nadar. The Civil Government of the U.S. in the State of Missouri (Columbia, Mo.: Edward Stephens Publisher, 1898), pp. 172-174.
3. History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, Missouri., pp. 284-286.
4. Letter from Rollyn G. Smith, Researcher for the Franklin County Historical Society. Dated March 19, 1980.
5. Ibid.

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2. Missouri Department of Conservation
P.O. Box 180
Jefferson City

Missouri 65102

Item number 11

Page 1

2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City

March 10, 1980

314/751-4096

Missouri 65102

3. Barbara Carr, Research Assistant
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City

March 10, 1980

314/751-4096

Missouri 65102

9. Major Bibliographical References

1. History of Franklin, Jefferson, Washington, Crawford, and Gasconde Counties, Missouri. (Cape Girardeau: Ramfre Press) 1958.
2. Nadar, Perry S. The Civil Government of the U.S. in the State of Missouri. (Columbia, Missouri: Edward Stephens Publisher) 1898.

10. Geographical Data

Acreage of nominated property 2.6

Quadrangle name "Washington East, Mo."

Quadrangle scale 1:24,000

UMT References

A 1 15 6 7 15 8 14 15 4 12 6 14 0 9 10
Zone Easting Northing

B 1 15 6 7 15 8 18 15 4 12 6 14 0 12 15
Zone Easting Northing

C 1 15 6 7 15 8 11 18 4 12 6 13 9 11 10

D 1 15 6 7 15 7 15 15 4 12 6 14 0 11 10

E

F

G

H

Verbal boundary description and justification

The boundry of the nominated property is delineated by the polygon whose vertices are marked and situated as follows: A. 15 675 845 4264090 B. 15 675885 4264025
C. 15 675818 4263910 D. 15 675755 4264010

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title 1. Mrs. Helen Vogt

organization Franklin County Historical Society date March 10, 1980

street & number 308 Burnside Street, P.O. Box 352 telephone

city or town Washington state Missouri 65201

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Director, Department of Natural Resources and
State Historic Preservation Officer

date

For HCRS use only

I hereby certify that this property is included in the National Register

date

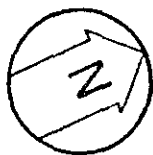
Keeper of the National Register

Attest:

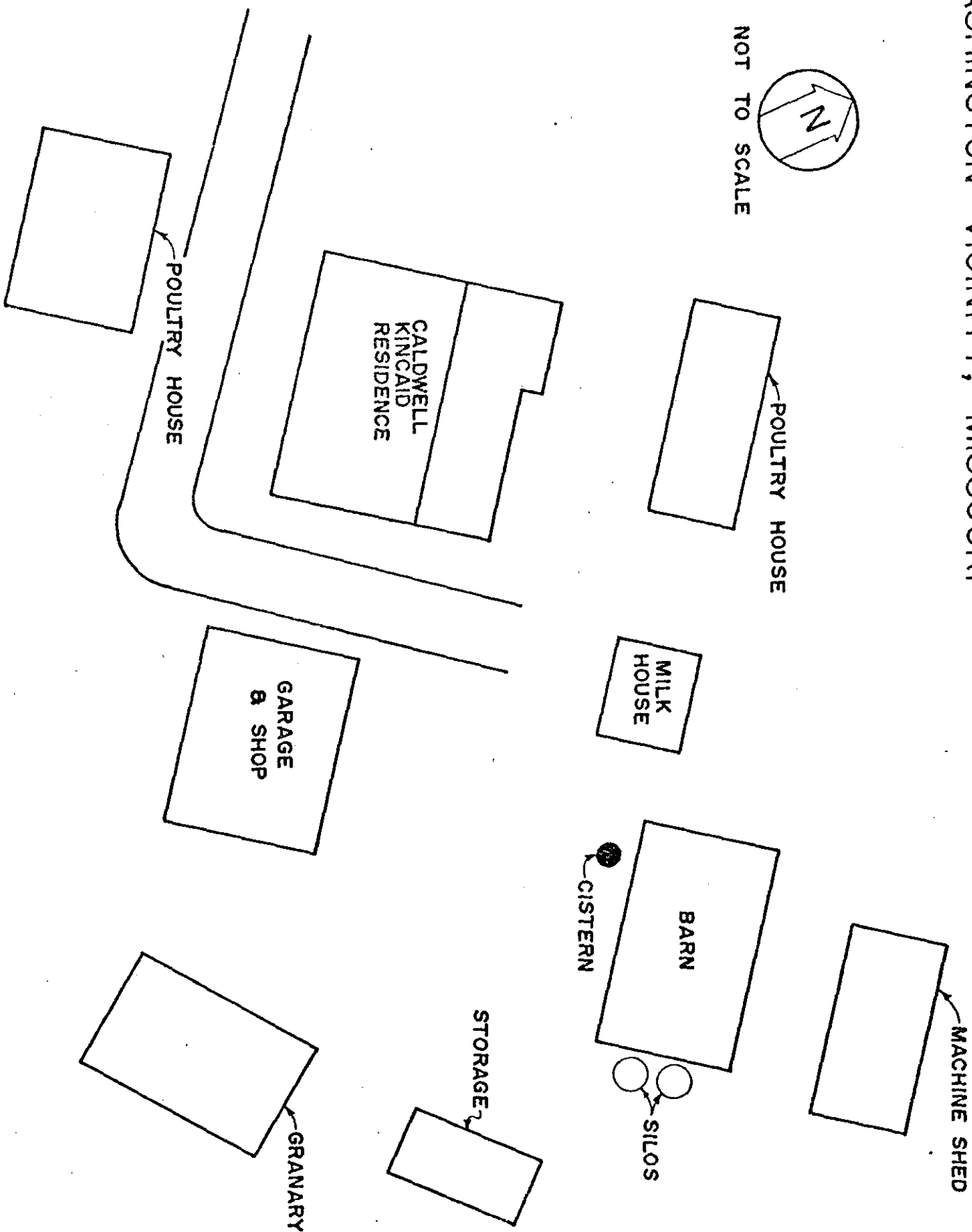
date

Chief of Registration

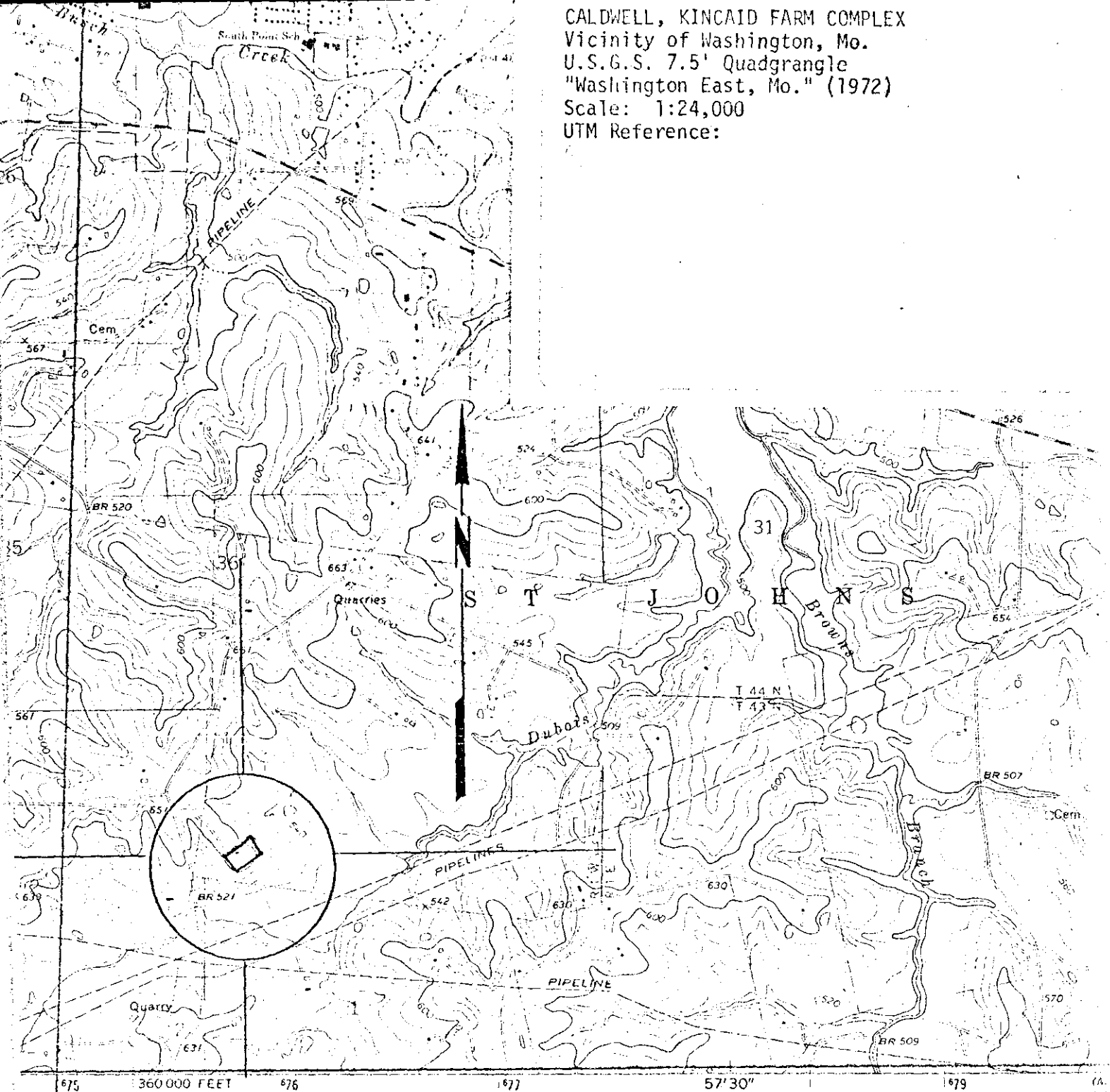
SITE PLAN MAP
CALDWELL, KINCAID FARM COMPLEX
WASHINGTON VICINITY, MISSOURI



NOT TO SCALE



CALDWELL, KINCAID FARM COMPLEX
Vicinity of Washington, Mo.
U.S.G.S. 7.5' Quadgrangle
"Washington East, Mo." (1972)
Scale: 1:24,000
UTM Reference:



ited, and published by the Geological Survey

GS and USC&GS

/ photogrammetric methods from aerial
taken 1970. Field checked 1972

ection. 1927 North American datum

id based on Missouri coordinate system, east zone

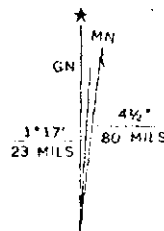
iversal Transverse Mercator grid ticks,

n in blue

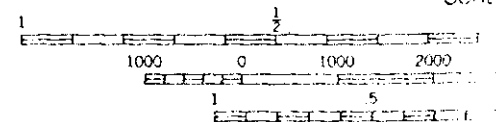
les area in which only landmark buildings are shown

ad lines indicate selected fence and field lines where

on aerial photographs. This information is unchecked



UTM GRID AND 1972 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR IS
DOTTED LINES REF.
DATUM IS M

THIS MAP COMPLIES WITH M
FOR SALE BY U.S. GEOLOGICAL SURVEY, DEN
AND BY THE MISSOURI GEOLOG
A FOLDER DESCRIBING TOPOGRAPHIC M

CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin County, Mo.
Photographer: Judith Gilley
Date: January 8, 1980
Neg. Loc.: Judith Gilley
Rt. 1
Villa Ridge, Mo.

Poultry house, barn, silos, grain shed, and
house - Looking Southeast

1 of 8

#1

Caldwell House

Franklin Co. Hist. Soc.

Poultry house, barn, grain shed, house
- looking SE



CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin County, Mo.
Photographer: Judith Gilley
Date: January 8, 1980
Neg. Loc.: Judith Gilley
Rt. 1
Villa Ridge, Mo.

Front - Looking East

2 of 8

#2

Caldwell House
Franklin Co, Hist. Soc.
House, front - looking E



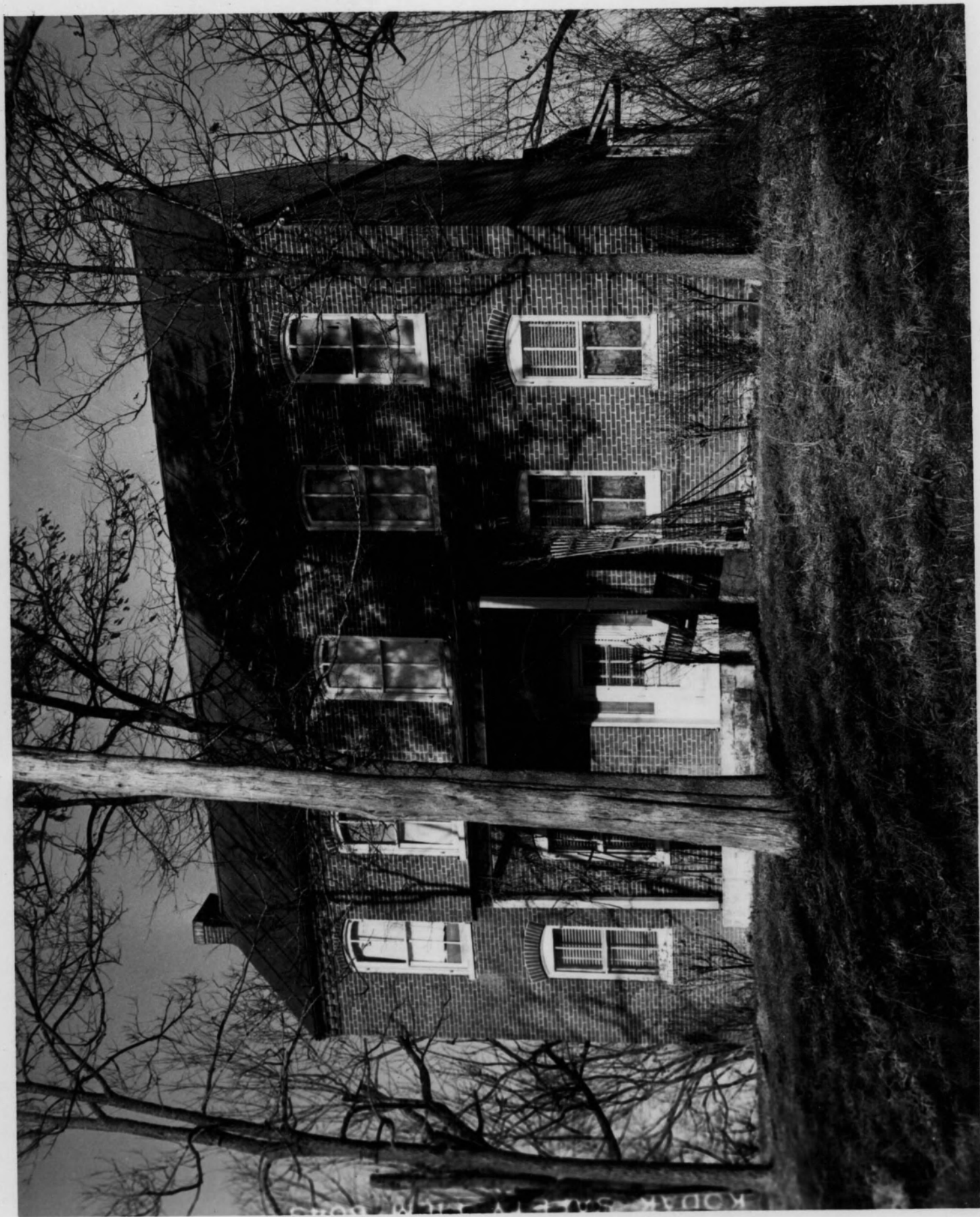
CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin County, Mo.
Photographer: Judith Gilley
Date: January 8, 1980
Neg. Loc.: Judith Gilley
Rt. 1
Villa Ridge, Mo.

Front - Looking North-Northeast

3 of 8

#3.

Caldwell House
Franklin Co. Hist. Soc.
House, front - looking N-NE



CALDWELL, KINCAID FARM COMPLEX

Bieker Road

Vicinity of Washington, Franklin County, Mo.

Photographer: Judith Gilley

Date: January 8, 1980

Neg. Loc.: Judith Gilley

Rt. 1

Villa Ridge, Mo.

Side - Looking Northwest

4 of 8

#4

Caldwell House

Franklin Co. Hist. Soc.

House, side - looking NW.



CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin County, Mo.
Photographer: Judith Gilley
Date: January 8, 1980
Neg. Loc.: Judith Gilley
Rt. 1
Villa Ridge, Mo.

Back - Looking South

5 of 8

#5

Caldwell House

Franklin Co. Hist. Soc.

House, from back - looking S



CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin
County, Mo.

Photographer: Judith Gilley

Date: January 8, 1980

Neg. Loc.: Judith Gilley

Rt. 1

Villa Ridge, Mo.

Barn, silos, and house - Looking West

6 of 8

7

Caldwell House
Franklin Co. Hist. Soc.

Barn, silos, house
- looking W.



CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin
County, Mo.

Photographer: Judith Gilley

Date: January 8, 1980

Neg, Loc.: Judith Gilley

Rt. 1

Villars Ridge, Mo.

Barn, small shed, and silos - Looking
Northeast

7 of 8

#6

Caldwell House

Franklin Co. Hist. Soc.

Barn, small shed, & silos
- looking NE



CALDWELL, KINCAID FARM COMPLEX
Bieker Road
Vicinity of Washington, Franklin
County, Mo.

Photographer: Judith Gilley

Date: January 8, 1980

Neg. Loc.: Judith Gilley

Rt. 1

Villa Ridge, MO.

Barn - Looking East

8 of 8

#8

Caldwell House

Franklin Co. Hist. Soc.

Barn - looking E

